

097.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

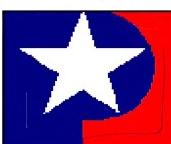
Total Card / Total Parcel

USE VALUE:

1,561,100 / 1,561,100

ASSESSED:

1,561,100 / 1,561,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOK LORING A III
Owner 2:	COOK BRENDA A
Owner 3:	

Street 1:	20 WINCHESTER RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	DIPAOLA RICHARD E/TRUSTEE -
Owner 2:	MARY J VITELLO TRUST -

Street 1:	20 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474
Type:	

NARRATIVE DESCRIPTION

This parcel contains .432 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 2615 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18800		Sq. Ft.	Site		0	70.	0.65	4			View	25					860,993						861,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	18800.000	695,000	5,100	861,000	1,561,100		63353
							GIS Ref
							GIS Ref
							Insp Date
							02/20/09

PREVIOUS ASSESSMENT								Parcel ID	097.0-0002-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	695,000	5100	18,800.	861,000	1,561,100		Year end	12/23/2021
2021	101	FV	674,600	5100	18,800.	861,000	1,540,700		Year End Roll	12/10/2020
2020	101	FV	674,400	5100	18,800.	861,000	1,540,500	1,540,500	Year End Roll	12/18/2019
2019	101	FV	504,400	5100	18,800.	861,000	1,370,500	1,370,500	Year End Roll	1/3/2019
2018	101	FV	504,400	5100	18,800.	738,000	1,247,500	1,247,500	Year End Roll	12/20/2017
2017	101	FV	504,400	5100	18,800.	688,800	1,198,300	1,198,300	Year End Roll	1/3/2017
2016	101	FV	504,400	5100	18,800.	590,400	1,099,900	1,099,900	Year End	1/4/2016
2015	101	FV	477,200	5100	18,800.	528,900	1,011,200	1,011,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
DIPAOLA RICHARD	51416-499		7/9/2008		985,500	No	No			7911
VITELLO MARY J	50004-516		8/27/2007	Family	99	No	No			
DIPAOLA RICHARD	37853-200		1/20/2003	Family		No	No			
VITELLO MARY J	34987-209		3/2/2002	Family	99	No	No			
	10504-399		4/6/1964		40,000	No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/4/2015	1067	New Wind	12,000	8/4/2015				Replace 3 windows.	11/23/2015	Permit Insp	PC	PHIL C
10/6/2008	1269	Redo Kit	22,000	C				add second fl bath	2/20/2009	Meas/Inspect	372	PATRIOT

ACTIVITY INFORMATION

11/17/1999	Inspected	
11/8/1999	Mailer Sent	
10/18/1999	Measured	
8/26/1991		KT

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

